

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2020/1042
Date:	07/10/2020
Responsible Officer	Rebecca Englund
Land to be developed (Address):	Lot 63 DP 6248 , 349 Barrenjoey Road NEWPORT NSW 2106

Reasons for referral

This application seeks consent for one or more of the following:

- All development in class 1 land
- Any works below ground surface or will lower water table in area class 2 land
- Any works beyond 1 metre or lower water table by 1 metre in class 3 land
- Any works beyond 2 metres or lower water table by 2 metres in class 4 land
- Works on land below 10 metres AHD and within 500m of class 1, 2, 3 or 4 land which are likely to lower water table below 1 metre

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments General Comments

Environmental Health have been requested to provide comment on the proposed development relating to noise, contamination, acid sulfate soils and food premise fit-out.

As part of this referral Acid sulfate soils have been assessed.

The property is mapped as class 4 Acid sulfate soils which require consideration if " works are 2 meters below the natural ground surface. or works by which the water table is likely to be lowered beyond 2 meters below natural ground surface". The mater plans for the show excavation of a basement carpark to greater than 2.4m and a lift shaft at 2.8m

a geotechnical report by assetgeoenviro has been provided with the development that considers acid sulfate soils. The report has conducted no sampling or testing has for acid sulfate soil and no groundwater testing has been undertaken. The report states that the development will be below the water table based on nearby investigation. The report recommends further testing to determine site specific ground conditions.

Based on the provided information Environmental Health are unable to determine if the site has acid sulfate soils on it or if an acid sulfate management plan would be required. As borehole sampling within a preexisting building is no feasible. As such several conditions have been provided to be imposed requiring sampling and certification at different stages of the development.

Recommendation

APPROVAL - subject to conditions

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Acid sulfate testing prior to excavation below 2 metres from the natural ground surface level

Prior to excavation below 2 meters from the natural ground surface level, testing for actual acid sulfate soils must be conducted in accordance with the NSW Acid Sulfate Soil Manual (1998) and the National Acid Sulfate Soils Guidance document (June 2018) by a suitably qualified and experienced consultant. Tests must be conducted at a depth of 1 meters below the extent of excavation.

The test results and a stage 2 assessment are to be provided to Council and the Principle Certifier prior to any further excavation below 2 meters from the natural ground surface level.

If acid sulfate soils are present in the results, excavation works must not proceed until an Acid Sulfate Soils Management Plan is developed and implemented to the satisfaction of Council and the Principle Certifier.

Reason: To ensure management of potential acid sulfate soils.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Acid sulfate soil certification

Prior to the issuing of any interim / final occupation certificate, Council and the principle certifying authority is to be provided with a report by a suitably qualified and experienced consultant on the compliance with any required acid sulfate management plan.

Reason: To ensure acid sulfates soils were adequately addressed during the development..